

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 10th day of May, 2012, the Tax Increment Reinvestment Zone Board met in a regularly scheduled meeting at 12:00 PM, in Room 306 of City Hall, at 509 E. 7th Street, Amarillo, Texas with the following members present:

Voting Members	Present	Meetings Held	Meetings Attended
Richard Brown, Chairman, City of Amarillo	Yes	49	45
Dr. David Woodburn, Amarillo College	Yes	11	6
Greg Graham, Amarillo Hospital District	No	7	5
John Ben Blanchard, Amarillo Independent School District	Yes	24	23
Paula Bliss, City of Amarillo	Yes	49	45
Scott Bentley, City of Amarillo	Yes	12	12
James Wester, Panhandle Groundwater Conservation District	Yes	17	13
Carol Autry, Potter County	Yes	46	43
H.R. Kelly, Potter County	Yes	32	29
John Betancourt, Potter County	Yes	1	1

Others Present:

Vicki Covey, Assistant City Manager for Public Services
Marcus Norris, City Attorney
Jan Sanders, Recording Secretary

Kelley Shaw, Planning Director
Curtis Bainum, City Auditor

Chairman Brown opened the meeting at 12:00 PM, established a quorum and conducted the consideration of the following items listed below.

Chairman Brown welcomed and introduced John Betancourt, new board member representing Potter County, as Sonya Letson has resigned. Chairman Brown announced the order of the agenda would be revised to consider Items 3, 2, 5, 6, 7, and then 4.

ITEM 1 Approve the minutes of the meeting of March 8, 2012.

Chairman Brown asked for corrections, deletions or changes to the minutes of March 8, 2012. Hearing none, the minutes were approved as submitted.

ITEM 3 Consider TIRZ #1 Quarterly Financial Statements as of March 31, 2012.

Curtis Bainum, City Auditor, reported total assets of \$3,877,804, of which \$1,482,217 is in cash/money market (\$565,611 is unspent bond proceeds), \$720,000 in investments, \$1,000,000 in restricted investments (bond proceeds), and \$674,130 in construction in progress. Total second quarter revenues are \$497,946, consisting of \$494,761 in tax collections, and \$3,185 in

interest income. Mr. Bainum reported expenditures of \$124,567, consisting of debt service payment of \$120,809, audit fee of \$3,000 and miscellaneous office and meal expenses. Mr. Bainum further commented the revenue excess over expenditures was \$373,379.

ITEM 2 Consider a request from Amarillo College for TIRZ #1 funding assistance related to proposed streetscape improvements.

Chairman Brown and Kelley Shaw gave a brief overview of projects the TIRZ board could be involved with: 1) anything related to public improvements within the public right-of-way for example: pedestrian walkways, pedestrian lighting, and street trees; or 2) a 380 Agreement, by participating in a project that brings economic development to the municipality.

Kelley Shaw, Planning Director, updated the Board on Amarillo College's Polk Street parking lot request for assistance in streetscape elements. The project consists of 27 trees, pedestrian walkways, and 27 pedestrian lights/lampposts. The total cost of the lights is estimated at \$103,000 and Amarillo College is requesting assistance of \$50,000. Mr. Shaw stated staff believes incorporating the proposed streetscape elements into this project will contribute in implementing the goals of the Downtown Amarillo Strategic Action Plan of creating a more pedestrian oriented, walkable downtown.

Dr. Paul Matney, Amarillo College President, stated the Polk Street parking lot project is on track for a completion date of June 1, 2012. Dr. Matney mentioned the 'Fuqua Lot' is now an attractive parking area for the Amarillo College downtown campus as well as beneficial to Polk Street United Methodist Church and First Baptist Church for overflow parking.

Motion was made by James Wester, seconded by H.R. Kelly to approve the Amarillo College \$50,000 grant funding assistance request as presented. The motion carried 8:0:1 with Dr. Woodburn abstaining.

ITEM 5 Report on status of TIRZ #1 Projects.

- a. Fisk Courtyard by Marriott Redevelopment Project
Mr. Shaw reported the hotel is thriving in regards to occupancy.
- b. Potter County Courthouse Streetscape Project
Mr. Shaw commented the Courthouse development looks fantastic and could be viewed as a TIRZ signature project.
- c. Polk Street Methodist Church Streetscape Project
Mr. Shaw reported the church project is progressing as planned.
- d. Vineyard Manor Apartments/Streetscape Project
Mr. Shaw reported the project is making good progress.
- e. Downtown Amarillo Inc.
Melissa Dailey, Executive Director, DAI, requested additional time at the next board meeting to go in-depth over the three studies – Downtown Circulation Study, Downtown Wayfinding Study, and Public Improvement District Feasibility Study. Mrs. Dailey commented two of the studies should be complete by the end of the month thus allowing more details for the board in June.

ITEM 6 Public Forum.

Chairman Brown reminded Board members and those in the audience the Board can take no action on matters presented or discussed.

Beth Duke, Executive Director, Center City, mentioned High Noon on the Square will kick-off on June 6 on the beautiful new Potter County Courthouse lawn. Mrs. Duke invited the Board to attend a dedication marker ceremony on May 30th at 10:30 AM at the Sr. Citizens Association. Little Red School House, Elizabeth Nixon Jr. High and the old Amarillo High School will receive recognition on the historical marker honoring these public schools. Mrs. Duke also mentioned May 19th is 'Take Back the Wall Day', an anti-graffiti day, encouraging a city wide clean-up to fight graffiti.

ITEM 7 Discuss Items for Future Agendas.

No items were mentioned.

ITEM 4 Discuss draft TIRZ agreements regarding participation in hotel, parking garage, and MPV projects by WB and LGC.

Chairman Brown asked Marcus Norris, City Attorney, to begin the executive session. Mr. Norris called for an executive session, at 12:37 PM, (i) to discuss the commercial or financial information received from an existing business or business prospect, and (ii) attorney-client communication and advice regarding same, per Texas Government Code section 551.087, and .071, as related to proposed projects for downtown redevelopment. The executive session concluded at 1:34 PM.

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No one spoke from the audience and there being no further items before the Board, the meeting adjourned at 1:34 PM. All remarks are recorded and are on file in the Planning Department.